

LEGEND

RESIDENTIAL

SINGLE FAMILY DETACHED, 4-5 DU/ACRE
SINGLE FAMILY DETACHED, 5-7 DU/ACRE
SINGLE FAMILY DETACHED, 7-8 DU/ACRE
DUPLEX, AVERAGE DENSITY: 15 DU/ACRE
MULTIFAMILY, AVERAGE DENSITY: 25 DU/ACRE

COMMERCIAL

PUBLIC FACILITIES: SCHOOLS, PARKS,
RECREATION FACILITIES

OPEN SPACE: EASEMENTS, PEDESTRIAN
TRAILS, COMMON AREAS OF FLOODPLAIN
AND EXCESSIVE SLOPE, RESERVE

STREETS

RESERVE AREAS PROPOSED TO BE DEVELOPED IN CONJUNCTION WITH ADJACENT PROPERTY

THIS POADP ILLUSTRATES THE ROW FOR MILITARY DRIVE AND GROSSENBACHER ROAD AS SHOWN ON THE CITY OF SAN ANTONIO MAJOR THOROUGHFARE PLAN. DEVELOPER RESERVES THE RIGHT TO REQUEST MODIFICATION TO THE MAJOR THOROUGHFARE PLAN AS DETERMINED BY TRAFFIC IMPACT ANALYSES. TRAFFIC IMPACT ANALYSES DO NOT INDICATE THE NEED FOR PAVEMENT SECTIONS REQUIRED FOR THE DESIGNATED THOROUGHFARES.

- NOTE:
- 1) SIDEWALK SHALL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER 1996 UDC REQUIREMENTS.
 - 2) NO HOUSES SHALL FRONT A COLLECTOR STREET.

*File Copy
Received 8/13/86*

RECEIVED

AUG 13 1986
DEPARTMENT OF PLANNING
Subdivision Section

#167

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO
P.O.A.D.P. COMMITTEE
Date: 8-25-86
Signed: M. Corral

SUMMARY OF SUBDIVISION AREAS

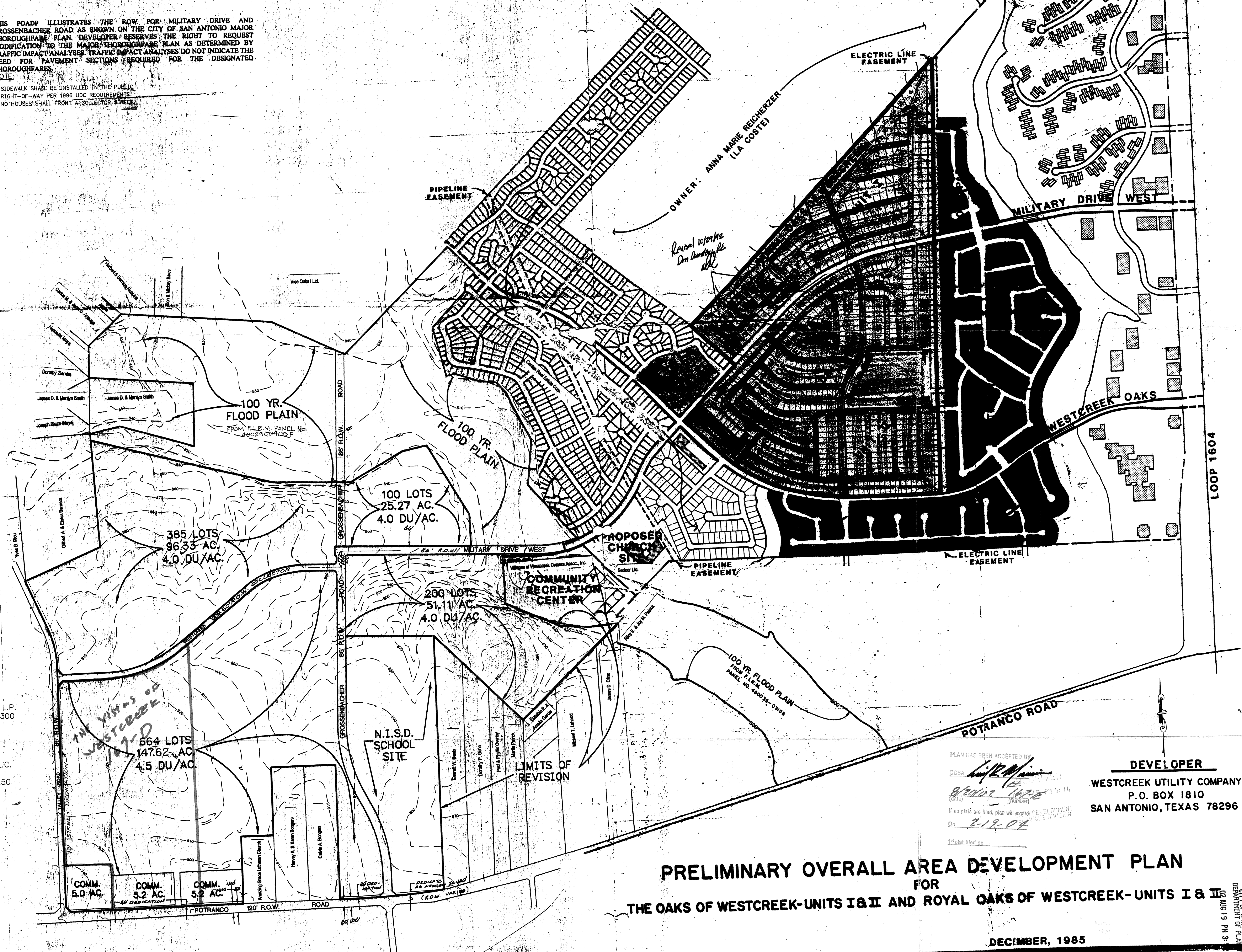
THE OAKS OF WESTCREEK

	GROSS	RESIDENTIAL	SCHOOL	COMMERCIAL	EASEMENTS
UNIT 1	54,465	40,993	10,602	0	2,547
UNIT 2	47,608	43,218	0	3,062	1,328
TOTAL	102,073	84,211	10,602	3,062	3,875

ROYAL OAKS OF WESTCREEK

	GROSS	RESIDENTIAL	SCHOOL	COMMERCIAL	EASEMENTS
UNIT 1	34,229	31,555	0	0	2,674
UNIT 2	19,663	19,663	0	0	0
TOTAL	53,892	51,218	0	0	2,674

DATE	REVISIONS
5/16/02	60' COLLECTOR OFFSET 175' SOUTH OF MILITARY DRIVE WEST.
5/16/02	CHANGE OF ACREAGE DUE TO 60' COLLECTOR OFFSET
5/16/02	86' R.O.W. CHANGE TO 60' R.O.W. (WESTCREEK VIEW)
6/13/02	STREET NAMES
6/13/02	11' STREET DEDICATION ON TALLEY RD.
6/13/02	ADDED NEW F.I.R.M. PANEL NUMBER
8/12/02	PLANNING REVISIONS



P.O.A.D.P. No. 167 C

OWNER
SOWELL PROPERTY
PARTNERS - WESTCREEK, L.P.
1601 ELM STREET, SUITE 300
DALLAS, TEXAS 75201
PHONE: (214) 871-3320
FAX: (214) 871-1620

ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250
PHONE: (210) 681-2951
FAX: (210) 523-7112

PLAN HAS BEEN ACCEPTED BY
COSA
On 8-19-86
If no plans are filed, plan will expire 12/31/86
On 8-19-86
3rd plot filed on

DEVELOPER
WESTCREEK UTILITY COMPANY
P.O. BOX 1810
SAN ANTONIO, TEXAS 78296

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
FOR
THE OAKS OF WESTCREEK-UNITS I & II AND ROYAL OAKS OF WESTCREEK-UNITS I & II

DECEMBER, 1985

villages of
WESTCREEK

URS
Engineering • Architecture • Planning
Dallas
Austin
Houston
San Antonio
Tempe
New Orleans

Piering, Weyman & Associates, Inc.
Consulting Engineers
San Antonio, Texas

SCALE: 1" = 400'
SCALE IN FEET
0 200 400 800

167E

City of San Antonio NEW U.D.C.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY 15 AM 8:59



Master Development Plan and P.U.D. APPLICATION

Date Submitted:	Project ID Number:
------------------------	---------------------------

Project Name: Villages of Westcreek - POADP # 167COwner/Agent: Sowell Property Partners^{Westcreek, L.P.} Phone: 214-871-3320 Fax: 214-871-1620Address: 1601 Elm St. #300, Dallas, Tx Zip code: 75201Engineer/Surveyor: M.W. Cude Eng, LLC Phone: 210 681 2951 Fax: 210 523 7112Address: 10325 Bandera Road, SA Tx Zip code: 78250Existing legal Description (PUD Only): NAExisting zoning: NA Proposed zoning: NA(PUD Only) Linear feet of street NA ☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached(PUD Only) Number of lots: NA divided by acreage: _____ = Density: _____(PUD Only) Total open space: NA divided by total acreage: _____ = Open space _____ %(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): NA(PUD Only) Construction start date: NA(PUD Only) X/Y coordinates at major street entrance: X: NA Y: _____**Site is over/within/includes:**Edwards Aquifer Recharge Zone: ☐ Yes ☒ NoSan Antonio City Limits? ☐ Yes ☒ NoProjected # of Phases: No changeCouncil District: NA School District: NISD Ferguson map grid: P.611/C3-4; D3-4RECEIVED
02 MAY - 9 PM 3:30
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
 (Continued)

CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING
 02 MAY 15 AM 8:59

Is there a previous Master Development Plan (a.k.a. POADP) for this Site?
 Name Villages of Westcreek No. 167C

Is there a corresponding PUD for this site? Name NA No. _____

Plats associated with this Master Development Plan (a.k.a. POADP) or site?

Name Westcreek U-3 No. 010131 under construction
 Name Westcreek U-4 No. 010387 under construction
 Name Westcreek U-6 No. 020211 under review

Contact Person and authorized representative:

Print Name: Taime Cornelius

Signature: [Signature] V.P.

Date: 5/7/2002

Phone: 214-871-3320

Fax: 214-871-1620

Master Development Plan and P.U.D.
Technical Review

☒ Name of the Master Development Plan or P.U.D. and the subdivision;

☒ City assigned Plan ID number;

☒ Name and address of owner of record, developer and engineer;

☒ The name names of all adjacent property owners as shown on current tax records;

☒ Certificate of agency or power of attorney if other than owner;

☒ Signature blocks for the chairperson and secretary (Planning director or assignee);

☒ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;

☒ Two points identified by Texas Planes Coordinates;

☒ Basis of bearing used and a north point;

☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;

☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

August 17, 2001

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
 (Continued)

RECEIVED
 02 MAY -9 PM 3:30
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY 15 AM 8:59

NA ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;

☒ Date of preparation;

☒ Graphic and written scale and north arrow;

☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;

☒ Total area of property;

☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;

☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;

NA ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

NA ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

NA ☐ (PUD ONLY) The location and dimension of all proposed or existing lots.

☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.

NA ☐ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

NA ☐ The schematic of all existing and proposed streets, as well as proposed access points.

NA ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

NA ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

NA ☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

☒ The location, acreage, cat
active recreation space ar
August 17, 2001

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

RECEIVED
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION
02 MAY -9 PM 3:30

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY 15 AM 8:59

- ☒ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - ☒ (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.
- ☒ Traffic Impact Analysis (section 35-502). **ON RECORD (LEVEL III)**
- ☒ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☒ (PUD Only) Lots numbered as approved by the City.
- ☒ (PUD Only) Layout shall show where lot setbacks as required.
- ☒ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: **JAMIE CORNELIUS**
Vice President Signature:  Date: **5/7/2002**

If you have any questions please call Michael O. Herrera at 207-7038
APPLICATION REVISED August 17, 2001

August 17, 2001

Page 4 of 4

RECEIVED
02 MAY -9 PM 3:30
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



CITY OF SAN ANTONIO

August 20, 2002

Mr. Mike Cude, P.E.

M.W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, TX 78250

Re: Villages of Westcreek

POADP # 167-E

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed Villages of Westcreek Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 167-E. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Development Services, Engineering Section has indicated as part of their conditional approval, the following conditions shall be met by the developer:
 1. Residential lots will not be allowed to front any of the collector streets.
 2. Median opening on Military Drive shall have full access.
 3. Median opening for Westcreek View shall provide westbound left-turns from northbound Groesenbachker Rd. and right-turn in/out on Westcreek View.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Cude
Page 2
August 20, 2002

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is fluid and cursive, with a large, sweeping initial "E".

Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services
Richard De La Cruz, P.E. Senior Engineer Development Services



CITY OF SAN ANTONIO

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 JUN 14 2001

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

March 26, 2001

Mr. James S. Cornelius
Sowell & Co.
Third Floor, Thanksgiving Tower
1601 Elm Street
Dallas, TX 75201

Re: West Creek Subdivision

Dear Mr. Cornelius:

This is a follow up response since we met on March 19, 2001 in my office. Attached are the minutes of the meeting, Traffic Impact Analysis Review comments, a copy of the approved POADP for West Creek subdivisions dated February 7, 2001, and a description of the process to amend the City's Major Thoroughfare Plan (MTP). The following is our summary regarding what needs to be constructed as part of your development:

- 1 - Construct Military Drive from existing location to Groesenbacher as a secondary arterial (86' right-of-way) with a bridge at Medio Creek. Marked "B" on the attached map.
- 2 - Do not construct Military Drive west of Groesenbacher as a secondary arterial. Marked "A" on the attached map. You may construct a collector street in lieu of a secondary arterial. The collector shall not be an extension of Military Drive.
- 3 - Construct Groesenbacher from Potranco Road to Medio Creek as a secondary arterial. You will not be required to construct a bridge over Medio Creek on Groesenbacher. Marked "C" on the attached map.
- 4 - You may plat and construct half the width of Military Drive and half the width of Groesenbacher at this time. In the future, when you develop the other side, you will be required to plat and construct the remaining half of each road.

Should you have any questions, please call Razi S. Hosseini, P.E., Assistant City Engineer at 207-8076.

Sincerely,

Thomas G. Wendorf, P.E.
Director of Public Works

xc: Razi S. Hosseini, P.E.
Bob Opitz, P.E.

EMAIL MENCIVIAS

FILED
P.O. BOX 839966
RECEIVED
SOWELL & COMPANY
167-E

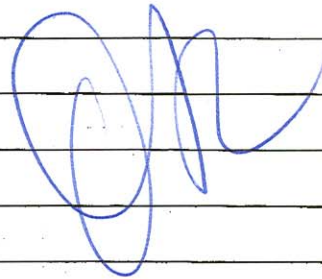
Village of West Creek (Amend)

☐ I recommend approval☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: No open space comments. No lot
example for average house size to determine
the 35% open space requirements

~~XXXXXXXXXX~~




Signature


Title


Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

OK



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 7/3/02

✓ P.O.A.D.P.

o P.U.D. Plan

o MDP/ P.U.D. Plan (combination)

o Mixed Used District (MXD)

o Master Plan Community District (MPCD)

o Military Airport Overlay Zone (MOAZ)

o Traditional Neighborhood Development (TND)

o Manufactured Home Park Plan (MHPP)

o Plat Certification Request

o Pedestrian Plan (PP)

o Major o Minor

o Other: _____

Project Name: Villages of Westcreek P.O.A.D.P. 167-C

FILE # _____

Note: Revision to POADP 167-C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,

(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUL -3 PM 3:46

To: o Master Development Plan
✓ Major Thoroughfare
o Neighborhoods
o Historic
o SAWS Aquifer
o Storm Water Engineering
o Disability Access (Sidewalks)
o Other: _____

o Street and Drainage
o TIA
o Zoning
o Tree Preservation
o Parks – Open Space
o Fire Protection
o Bexar County Public Works

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

March 14, 2002

070502

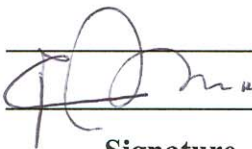


☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: POTRANCO ROAD IS ON THE MTP AND TXDOT SYSTEM
REQUIRING A MIN. OF 120' ROW AND TXDOT REVIEW. WEST
MILITARY DR, TALLEY ROAD, AND ROSSENBACHER ROAD IS
ON THE MTP REQUIRING A MIN OF 80' ROW. PROPOSE
ROAD APPEARS TO ADDRESS THROUGHFARE.



Signature

Planner

Title

070802

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



End Review
City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING

02 JUN 14 PM 3:39

Date: 6/14/02

(Check One)

☒ P.O.A.D.P.

☐ MDP/ P.U.D. Plan (combination)

☐ Master Plan Community District (MPCD)

☐ Traditional Neighborhood Development (TND)

☐ Plat Certification Request

☐ Major ☐ Minor

☐ P.U.D. Plan

☐ Mixed Used District (MXD)

☐ Military Airport Overlay Zone (MOAZ)

☐ Manufactured Home Park Plan (MHPP)

☐ Pedestrian Plan (PP)

☐ Other: _____

Project Name: Villages of Westcreek P.O.A.D.P. 167-C

FILE # _____

Note: Revision to POADP 167-C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,

(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

To: ☐ Master Development Plan

☒ Major Thoroughfare

☐ Neighborhoods

☐ Historic

☐ SAWS Aquifer

☐ Storm Water Engineering

☐ Disability Access (Sidewalks)

☐ Other: _____

☐ Street and Drainage

☐ TIA

☐ Zoning

☐ Tree Preservation

☐ Parks – Open Space

☐ Fire Protection

☐ Bexar County Public Works

***Note:** Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies*

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

06 1902

Village of Westcreek

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: GROSSENBACHER IS ON THE MTP REQUIRING
A MIN OF 80' ROW. PROPOSE PLAT DO NOT
ADDRESS THE FULL EXTENSION OF GROSSENBACHER
N/S ALIGNMENT. MILITARY DR. IS ON THE MTP
REQUIRING A MIN. OF 80' ROW. POTRANCO RD
IS ON THE MTP AND TxDOT SYSTEM REQUIRING
A MIN. OF 120' ROW AND TxDOT REVIEW.


Signature

Planner
Title

062702
Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 6/14/02

☒ P.O.A.D.P.

☐ P.U.D. Plan

☐ MDP/ P.U.D. Plan (combination)

☐ Mixed Used District (MXD)

☐ Master Plan Community District (MPCD)

☐ Military Airport Overlay Zone (MOAZ)

☐ Traditional Neighborhood Development (TND)

☐ Manufactured Home Park Plan (MHPP)

☐ Plat Certification Request

☐ Pedestrian Plan (PP)

☐ Major ☐ Minor

☐ Other: _____

Project Name: Villages of Westcreek P.O.A.D.P. 167-C FILE # _____

Note: Revision to POADP 167-C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

To: ☐ Master Development Plan
☐ Major Thoroughfare
☐ Neighborhoods
☐ Historic
☐ SAWS Aquifer
☒ Storm Water Engineering
☐ Disability Access (Sidewalks)
☐ Other: _____

☐ Street and Drainage
☐ TIA
☐ Zoning
☐ Tree Preservation
☐ Parks – Open Space
☐ Fire Protection
☐ Bexar County Public Works

STORM WATER
ENGINEERING
JUN 17 2002
RECEIVED

Note: Master Plan Submittals (**ONLY**) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

VILLAGES OF WESTCREEK POADP 167-C

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Comments of May 21, 2002 are
addressed. *M/H*

Matthew D. Hardy *Storm Water Engineer* *24 June 2002*
Signature Title Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



**City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW**

(Check One)

Date: _____

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Other: _____ |

Project Name: VILLAGES OF WESTCREEK FILE # _____
AMENDMENT

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
 (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input checked="" type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☐ I do not recommend approval

Comments:

~~Amir al-Umrah~~

5-22-02
Date

2



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: _____

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Other: _____ |

Project Name: VILLAGES OF WESTCREEK FILE # _____
AMENDMENT

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|---|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

Bexar County

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

- The extension of Military Drive West beyond Talley
Road has been altered as shown in the original POAPP.
This change needs to be addressed.

Amended

Amador E. Erolan

Signature

Civil Engineer

Title

5-23-02

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: _____

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Plat Certification Request ☐ Pedestrian Plan (PP)
☐ Major ☐ Minor ☐ Other: _____

Project Name: Villages of West Creek FILE # _____

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☒ Street and Drainage
☐ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Parks – Open Space
☐ Storm Water Engineering ☐ Fire Protection
☐ Disability Access (Sidewalks) ☐ Bexar County Public Works
☐ Other: _____

02 AUG - 8 PM 1:59
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner

Date: _____

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This item is tentative scheduled for _____ before the (MDP) committee.



☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

① No houses shall front Westcreek View.

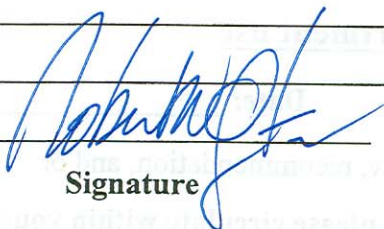
② Median opening on Military Drive shall have
full access.

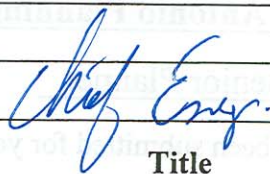
③ Median opening for Westcreek View shall
provide westbound left-turns from northbound
Groesenbacher and right-in/out on
Westcreek View.


DEPARTMENT OF PLANNING
CITY OF SAN ANTONIO

05 AUG - 8 PM 1:29

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 AUG - 8 PM 1:59


Signature


Title


Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: _____

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Other: _____ |

Project Name: Villages of Westcreek FILE # _____

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To:
- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

052302

MAJOR THOR.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: POTRANCO ROAD/FM 1957 IS ON THE MTP AND TXDOT
SYSTEM, REQUIRING A MIN. OF 120' ROW. PROPOSE ROADP/
MDP NEED TO DELINEATE THOROUGHFARE ROW AND NEED
TXDOT REVIEW. LOOP 1604 IS ON THE MTP AND TXDOT
SYSTEM REQUIRING A MIN. OF 120' ROW AND TXDOT
REVIEW. THE PROPOSED EXTENSION OF THE GROSENBAKER/
N.S. CONNECTOR IS ON THE MTP REQUIRING A MIN OF 80'
ROW. PROPOSE ROADP/MDP NEED TO ADDRESS THOROUGHFARE.
MILITARY DRIVE WEST IS ON THE MTP REQUIRING
A MIN. OF 80' ROW. TALLEY ROAD IS ON THE MTP
REQUIRING A MIN. OF 80' ROW. PROPOSE ROADP/MDP
DO NOT ADDRESS THOROUGHFARE.


Signature

Planner

Title

052402

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY 23 AM 7:59

(Check One)

Date: _____

- ☐ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: VILLAGES OF WESTCREEK FILE # _____

IMMEDIATE

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks – Open Space
- ☐ Storm Water Engineering ☐ Fire Protection
- ☐ Disability Access (Sidewalks) ☐ Bexar County Public Works
- ☐ Other: _____

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

T 1 A

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

- ① 60' ROW shall be 70' ROW.
- ② No off-set between 70' collector + 86' Arterial.
- ③ No houses fronting 70' collector.
- ④ Label streets, ROW, North arrow and scale.

Michael O. Herrera

Signature

Senior Engr.

Title

5-21-02

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
MAY 23 AM 7:59



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

RECEIVED MAY 17 2002

(Check One)

Date: _____

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Plat Certification Request ☐ Pedestrian Plan (PP)
☐ Major ☐ Minor ☐ Other: _____

Project Name: Village of Westover FILE # AMENDMENT

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
☐ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☒ Tree Preservation
☐ SAWS Aquifer ☐ Parks – Open Space
☐ Storm Water Engineering ☐ Fire Protection
☐ Disability Access (Sidewalks) ☐ Bexar County Public Works
☐ Other: _____

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

~~Unauthorized~~

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUN 24 AM 10:10

D. Reid

Signature

City Arborist

Title

6/21/02

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: _____

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Other: _____ |

Project Name: VILLAGES OF WESTCREEK FILE # _____
AMENDMENT

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|---|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input checked="" type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

Disability Access

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Please provide sidewalk or pedestrian
access plan and/or a 'General Note' stating
'Sidewalks shall be installed in the public
right-of-way per UDC requirements'

Amended

Michael O. Herrera

Signature

Planner II

Title

5-30-02

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 6/26/02

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Plat Certification Request ☐ Pedestrian Plan (PP)
☐ Major ☐ Minor ☐ Other: _____

Project Name: Villages of Westcreek FILE # _____

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
☐ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Parks – Open Space
☐ Storm Water Engineering ☐ Fire Protection
☒ Disability Access (Sidewalks) ☐ Bexar County Public Works
☐ Other: _____

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.



☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Contingent up UDC note
date change from
1996(Old) to 2001(new)
UDC requirement date.

Judy Babbett
Signature

Pln. mgr./Access
Title

6-26-02
Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: _____

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Other: _____ |

Project Name: VILLAGES OF WESTCREEK FILE # _____

AMENDMENT

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|---|
| To: <input type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

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Date: _____

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This item is tentative scheduled for _____ before the (MDP) committee.

☐ I do not recommend approval

Comments:

Date _____

2

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 4664
CONNECTION TEL 95237112
CONNECTION ID
ST. TIME 06/12 08:40
USAGE T 02'01
PGS. SENT 6
RESULT OK

*City of San Antonio
Planning Department*

Municipal Plaza Building

114 W. Commerce

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



Pages sent including fax cover:

6

If you do not receive all pages, please call 207-7873

Please deliver to:

Name:	JONATHON VARGAS
Title:	
Organization:	M. W. CLOE
Phone:	
Fax:	523-7112

From:

Name:	Michelle Gonzalez
Title:	Secretary
Division:	Planning Department
Phone:	207-7873
Fax:	207-7897

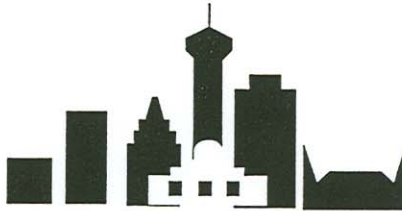
*City of San Antonio
Planning Department*

Municipal Plaza Building

114 W. Commerce

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



Pages sent including fax cover:

6

If you do not receive all pages, please call 207-7873

Please deliver to:

Name:	JONATHAN VARGAS
Title:	
Organization:	M. W. CUDDE
Phone:	
Fax:	523-7112

From:

Name:	Michelle Gonzalez
Title:	Secretary
Division:	Planning Department
Phone:	207-7873
Fax:	207-7897

Remarks:

VILLAGES OF WEST CREEK (BEXAR COUNTY)

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

- The extension of Military Drive West beyond Tally
Road has been altered as shown in the original POAP.
This change needs to be addressed.

~~XXXXXXXXXX~~

Amador Escobar

Signature

Civil Engineer

Title

5-23-06

Date

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY 24 PM 2:36

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

VILLAGES OF WESTCREEK (Disability Access)

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Please provide sidewalk or pedestrian
access plan and /or a 'General Note' stating
'Sidewalks shall be installed in the public
right-of-way per UDC requirements'

~~REMOVED~~

M. MacDonald

Signature

Planner II

Title

5-30-02

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

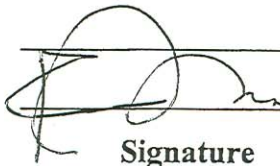
VILLAGES OF WESTCREEK (MAGOR THOR.)

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: POTRANCO ROAD / FM 1957 IS ON THE MTP AND TXDOT
SYSTEM, REQUIRING A MIN. OF 120' ROW. PROPOSE POADP /
MDP NEED TO DELINEATE THOROUGHFARE ROW AND NEED
TXDOT REVIEW. LOOP 1604 IS ON THE MTP AND TXDOT
SYSTEM REQUIRING A MIN. OF 120' ROW AND TXDOT
REVIEW. THE PROPOSED EXTENSION OF THE GROSENBAKER /
N.S. CONNECTOR IS ON THE MTP REQUIRING A MIN OF 86'
ROW. PROPOSE POADP / MDP NEED TO ADDRESS THOROUGHFARE.
MILITARY DRIVE WEST IS ON THE MTP REQUIRING
A MIN. OF 86' ROW. TALLEY ROAD IS ON THE MTP
REQUIRING A MIN. OF 86' ROW. PROPOSE POADP / MDP
DO NOT ADDRESS THOROUGHFARE.


Signature

Planner
Title

052402
Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

VILLAGES OF WESTCREEK (TIA)

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

- ① 60' ROW shall be 70' ROW.
- ② No off-set between 70' collector + 86' Arterial.
- ③ No houses fronting 70' collector.
- ④ Label streets, ROW, North arrow and scale.

Michael O. Herrera

Signature

Senior Engr.

Title

5-21-02

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
MAY 23 AM 7:59

City of San Antonio
Interdepartmental Correspondence Sheet

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY 22 PM 2:58

TO: Michael O. Herrera, Planner II, Planning Department

FROM: Nathaniel Hardy, P.E., Storm Water Engineer

COPIES TO: File

SUBJECT: Villages of Westcreek – Amendments
LEON CREEK WATERSHED

Date: May 21, 2002

Storm Water Engineering has reviewed the above referenced project and does not recommend approval. (The MDP was received by the Planning Department-No Date Stamp-and forwarded to Storm Water Engineering on May 16, 2002).

The following comments have been made at this time:

The POADP, as submitted, does not clearly show what revisions have been made to the plan. From another meeting, I know that Cude Engineers is revising the plan area by placing a NISD school site at Grossenbacher and Potranco (Grossenbacher not written on the POADP). This POADP must be modified in such a way that it is clear what is being revised. The name of the engineers, present owner, and a list of reasons (possibly clouded to make it stand out), need to be added to the plan to enable the reviewers to know what we are looking at. The plan should be submitted and reviewed after the requested information is shown on the plan.

Lastly, is the original developer submitting this revision the original developer of record? If not, can someone other than the original developer re-submit an approved POADP? Does it then become a new POADP/or an MDP?

NOTE: Sec. 35-2075 (I), (of the "old" code), has not been satisfied. A 100-year floodplain is shown but it is not like the record FEMA FIRM. Also, all floodplains serving a watershed in excess of 100 acres do not appear to be shown.


Nathaniel Hardy, P.E.
Storm Water Engineer



San Antonio
Parks and
Recreation
Department

PARK PROJECT SERVICES DIVISION

WWW.CI.SAT.TX.US/SAPAR

FAX NUMBER (210) 207-2720

FACSIMILE COVER SHEET

TO: Planning FROM: John McDonald
ATTENTION: Michael Heuser DATE/TIME:
FAX NUMBER: 7-7897 TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER: SENDER'S REFERENCE NUMBER:

RE: Village of West Creek (Amendment)
☐ URGENT ☒ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

PARK PROJECT SERVICES DIVISION
CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT
506 DOLOROSA P.O. BOX 839966

Michelle Gonzalez

From: John McDonald
Sent: Thursday, June 06, 2002 3:25 PM
To: Michelle Gonzalez
Subject: MDP review

I believe Village of Westcreek - Amendment is pre UDC and therefore not reviewable by me.

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 JUN 14 PM 3:38

LETTER OF TRANSMITTAL

TO Ernest Brown DATE 6/14/02
COMPANY Major Throughfare FROM Jonathan Vargas
ADDRESS 3rd Floor Main Plaza Bldg JOB NO. 171522
San Antonio, Tx TASK NO. 104
RE Villages of Westcreek - Revised P.O.A.D.P.

COPIES	SHEETS	DATE	DESCRIPTION
2	1	6/14/2002	Revised Villages of Westcreek P.O.A.D.P. #167-C
1	2	6/14/2002	Request for Review
1	1	3/14/2002	Correspondence to Bob Opitz, P.E.
1	1	3/26/2001	Letter from Thomas Wendorf, P.E.

- | | |
|---|--|
| <input type="checkbox"/> PER YOUR REQUEST | <input type="checkbox"/> FOR YOUR INFORMATION / USE |
| <input type="checkbox"/> PER REQUEST OF _____ | <input checked="" type="checkbox"/> FOR REVIEW / COMMENT |
| <input type="checkbox"/> PER OUR PHONE CONVERSATION | <input type="checkbox"/> FOR YOUR APPROVAL / SIGNATURE |
| <input type="checkbox"/> PLEASE CALL TO DISCUSS | <input type="checkbox"/> PLEASE PROCESS FOR PAYMENT |

REMARKS

Mr. Brown, please note that all the appropriate revisions (such as the addition of Street Names and there respective R.O.W.'s) have been made to Villages of Westcreek P.O.A.D.P. Attached is also two letters of correspondence between the developer and Public Works concerning the Offset and 60' R.O.W. issue (Westcreek View). Please accept the revised P.O.A.D.P. for approval. If you have further questions or comments please contact me at your earliest convenience. If not, please submit your approval to Master Planning. Thank You.

SIGNATURE

RECEIVED BY

DATE

If enclosures are not as noted, please notify us at once.

10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951

INFO@MWCUDE.COM
WWW.MWCUDE.COM
FAX: (210) 523-7112



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

LETTER OF TRANSMITTAL

TO Nathaniel Hardy, P.E. DATE 6/14/02
COMPANY Stormwater Engineering FROM Jonathan Vargas
ADDRESS 7th Floor Main Plaza Bldg JOB NO. 171522
San Antonio, Tx TASK NO. 104
RE Villages of Westcreek - Revised P.O.A.D.P.


COPIES	SHEETS	DATE	DESCRIPTION
2	1	6/14/2002	Revised Villages of Westcreek P.O.A.D.P. #167-C
1	2	6/14/2002	Request for Review
1	1	3/14/2002	Correspondence to Bob Opitz
1	1	3/26/2001	Letter from Thomas Wendorf, P.E.

STORM WATER
ENGINEERING
JUN 17 2002
RECEIVED

- | | |
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| <input type="checkbox"/> PLEASE CALL TO DISCUSS | <input type="checkbox"/> PLEASE PROCESS FOR PAYMENT |

REMARKS

Mr. Hardy, please note that all the appropriate revisions as noted by your comments (such as the addition of a revision box and the owner/engineering info) have been made to Villages of Westcreek P.O.A.D.P. The correct F.I.R.M. No. has been added on the Revised portion of the P.O.A.D.P. Attached is also two letters of correspondence between the developer and Public Works concerning the Offset and 60' R.O.W. issue (Westcreek View). Please accept the revised P.O.A.D.P. for approval. If you have further questions or comments please contact me at your earliest convenience. If not, please submit your approval to Master Planning. Thank You.


SIGNATURE


RECEIVED BY DATE

If enclosures are not as noted, please notify us at once.



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

LETTER OF TRANSMITTAL

TO Michelle DATE 5/16/2002
COMPANY Planning Dept. FROM Sandi Vicars
ADDRESS 114 W. Commerce, 4th Floor JOB NO. 171522
San Antonio, Tx TASK NO. 1
RE Villages of Westcreek, POADP No. 167C,

COPIES	SHEETS	DATE	DESCRIPTION
1	1		8 1/2" x 11" Reduction
1	7		Revised POADP
1			Disc

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY 22 AM 8:03

- | | |
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REMARKS

RECEIVED
02 MAY 21 AM 9:47
LAND DEVELOPMENT
SERVICES DIVISION


SIGNATURE

RECEIVED BY

DATE

If enclosures are not as noted, please notify us at once.



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

RECEIVED
02 AUG 15 PM 4:13

LETTER OF TRANSMITTAL

TO Michael Herrera DATE 8/15/02
COMPANY CSA - Planning Department FROM Jonathan Vargas
ADDRESS 3rd Floor Main Plaza Bldg JOB NO. 171522
San Antonio, Tx TASK NO. 134
RE Villages of Westcreek 167-C P.O.A.D.P.

COPIES	SHEETS	DATE	DESCRIPTION
8	1	8/14/2002	Revised P.O.A.D.P. Plans

- | | |
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| <input type="checkbox"/> PLEASE CALL TO DISCUSS | <input type="checkbox"/> PLEASE PROCESS FOR PAYMENT |

REMARKS

Mike, attached are the eight copies that you requested. If there is anything else we can do to help expedite the release of the Letter of Certification and the P.O.A.D.P. approval letter, please let me know. Thank You.

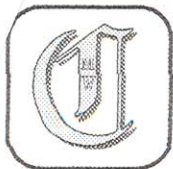
02 AUG 19 PM 3:52
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

SIGNATURE

RECEIVED BY

DATE

If enclosures are not as noted, please notify us at once.



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY 15 AM 8:59

LETTER OF TRANSMITTAL

TO Mike Herrera DATE 5/9/2002
COMPANY Planning Dept. FROM Sandi Vicars
ADDRESS 114 W. Commerce, 4th Floor JOB NO. 171522
San Antonio, Tx TASK NO. 1
RE Villages of Westcreek, POADP No. 167C,

COPIES	SHEETS	DATE	DESCRIPTION
1	1		Proposed Revision marked in red on approved POADP
1	8		Revised POADP with revision as marked in red on approved POADP
1	4		Application
1	1		Check in the amount of \$268.00 for amending fees.

- | | |
|---|---|
| <input type="checkbox"/> PER YOUR REQUEST | <input type="checkbox"/> FOR YOUR INFORMATION / USE |
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| <input type="checkbox"/> PER OUR PHONE CONVERSATION | <input checked="" type="checkbox"/> FOR YOUR APPROVAL / SIGNATURE |
| <input type="checkbox"/> PLEASE CALL TO DISCUSS | <input type="checkbox"/> PLEASE PROCESS FOR PAYMENT |

REMARKS

Mike, I have been told working through Michelle that this can be staff approval after she visited with you on it. If there is any further information you are in need of, please let me know.

Thanks

RECEIVED
02 MAY -9 PM 3:29
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

SIGNATURE _____

RECEIVED BY _____

DATE _____

If enclosures are not as noted, please notify us at once.

SOWELL PROP PARTNERS-WESTCREEK

1601 Elm Street, Suite 300
Dallas, TX 75201-7254
Ph: 214-871-3320 Fax: 214-871-6620

COMPASS BANK
(972) 238-8600
Dallas, Texas (746)

CHECK NO.
005178

Two Hundred Sixty Eight & 00/100 Dollars - - - - -

PAY TO THE ORDER OF:

City of San Antonio

DATE	AMOUNT
05/03/2002	*****268.00



AUTHORIZED SIGNATURE

⑈005178⑈ ⑆111907445⑆ 74370322⑈

Details on back.
Security Features included.



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUN 14 PM 3:40

March 14, 2002

Mr. Robert Opitz, PE
Chief Engineer
City of San Antonio Development Services
114 W. Commerce
San Antonio, Texas 78205

Re: Villages of Westcreek Unit 4

Dear Mr. Opitz,

This letter is in reference to the extension of Military Drive West within the Westcreek development near the intersection of Potranco Road and Tally Road. The subdivision plat for the Villages of Westcreek Unit 4 included an extension of Military Drive West as a secondary arterial (86' R.O.W.) to its intersection with Groesenbacher Road. However, during the plat approval process, it was agreed by the City of San Antonio and verified by a letter from Mr. Thomas Wendorf, PE to Mr. James Cornelius - dated March 26, 2001 - that the further extension of Military Drive West would only continue towards Tally Road as a collector street. Also specified in the agreement was a centerline offset of 175 ft. from the secondary arterial intersection with Groesenbacher Road to the future collector intersection.

The letter from Mr. Wendorf did not specify the right-of-way width for the future collector street. Mr. Cornelius and I telephoned you this week to clarify this issue. Thank you for discussing this, and based upon our discussion please accept this letter as verification that the collector street extension of Military Drive West will be a 60' right-of-way per the requirements of the former City of San Antonio Unified Development Code.

Should you have any questions regarding this issue, please call me at your convenience at 681-2951. I appreciate your promptness in resolving this matter.

Sincerely,

Michael W. Cude, PE

MWC/ijc

Cc: Mr. James Cornelius, Crescent Realty Investments

02 MAY 22 AM 8:04

5/16/2002	6/7/2002	N	5/16/2002	5/22/2002	N	5/16/2002	5/23/2002	N

5/16/2002	5/31/2002	Y	5/16/2002	5/21/2002	N	5/16/2002	6/21/2002	Y
			6/27/2002	8/8/2002	Y/C			

5/16/2002	5/24/2002	N	5/16/2002	5/30/2002	N	5/16/2002	5/22/2002	Y
6/18/2002	6/27/2002	N	6/18/2002	6/26/2002	Y			
7/5/2002	7/8/2002	Y						

Villages of Westcreek	M.W. Cude	5/15/2002	5/16/2002		